171.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,800 / 835,800
					USE VALUE:	835,800 / 835,800
					ASSESSED:	835,800 / 835,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STUART STEPHEN L/CATHERINE P
Owner 2:	TRS/STUART WACHUSETT TRUST
Owner 3:	
Street 1:	21 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STUART STEPHEN L -
Owner 2:	-
Street 1:	21 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,375 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1821 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9375.000	342,200	2,700	490,900	835,800
Total Card	0.215	342,200	2,700	490,900	835,800
Total Parcel	0.215	342,200	2,700	490,900	835,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.98 | /Parcel: 458.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113629
GIS Ref:
GIS Ref:
Insp Date: 06/14/18

Parcel ID: 171.0-0005-0005.0

!13276!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,200	2700	9,375.	490,900	835,800	835,800	Year End Roll	12/18/2019
2019	101	FV	259,400	2700	9,375.	490,900	753,000	753,000	Year End Roll	1/3/2019
2018	101	FV	267,900	2700	9,375.	434,800	705,400	705,400	Year End Roll	12/20/2017
2017	101	FV	267,900	2700	9,375.	364,700	635,300	635,300	Year End Roll	1/3/2017
2016	101	FV	267,900	2700	9,375.	364,700	635,300	635,300	Year End	1/4/2016
2015	101	FV	253,100	2700	9,375.	315,600	571,400	571,400	Year End Roll	12/11/2014
2014	101	FV	253,100	2700	9,375.	305,000	560,800	560,800	Year End Roll	12/16/2013
2013	101	FV	253,100	2700	9,375.	290,300	546,100	546,100		12/13/2012

PRINT

Date	Time
12/11/20	03:15:35

LAST REV

Date	Time
07/05/18	14:03:18

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13276

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STUART STEPHEN	49930-447		8/13/2007	Family	1	No	No		
	18978-547		4/1/1988		50,000	No	No		A

USER DEFINED

Prior Id # 1:	113629
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	163	PATRIOT
12/20/1999	Meas/Inspect	243	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9375		Sq. Ft.	Site		0	70.	0.75	8									490,875						490,900	

Total AC/HA: 0.21522 | Total SF/SM: 9375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,875 | Spl Credit | Total: 490,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22660625
Const Adj.:	0.99989998
Adj $ / SQ:	153.310
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420393
Depreciation:	78193
Depreciated Total:	342200

COMMENTS

NO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

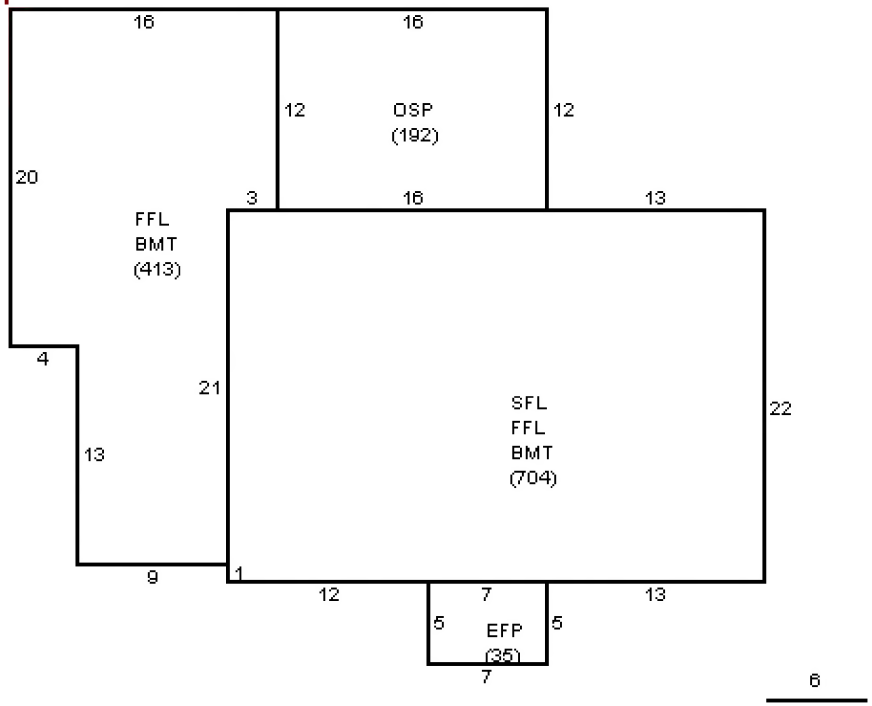
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	153.31
Special Features:	0	Val/Su Net:	108.12
Final Total:	342200	Val/Su SzAd	187.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,117	45.990	51,374
FFL	First Floor	1,117	153.310	171,248
SFL	Second Floor	704	153.310	107,931
OSP	Screen Porch	192	27.600	5,299
EFP	Enclos Porch	35	72.590	2,541

Net Sketched Area:	3,165			Total:	338,393
Size Ad	1821	Gross Are	3165	FinArea	1821

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	F	FR	1930	22.87	T	50	101			2,700			2,700
2	Frame Shed	D	Y	1	8X8	A	FR	1950	0.00	T	50	101						

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700